

PLANNING COMMISSION REPORT



MEETING DATE: July 12, 2006

ITEM NO. _____ GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT **ESL Text Amendment - 2-TA-2006**

REQUEST Request to approve a Text Amendment to the City of Scottsdale Zoning Ordinance (Ordinance 455), to amend Article VI. Supplementary District., Section. 6.1083. Amended Development Standards and Section. 6.1090. ESL Submittal Requirements. The purpose of this text amendment is to amend the exemption process related to the 15 feet setback for walls on individual residential lots.

Key Items for Consideration:

- The proposal provides opportunities for more parcels that have environmental features to consider the creation of limited amended standards.
- On development proposals with 3 or fewer lots, the amended standards would be approved by key city staff.
- Notification of nearby property owners will be required.

Related Policies, References:

Environmentally Sensitive Lands Ordinance

OWNER The Environmentally Sensitive Lands Ordinance has been overlain upon roughly 130 square miles of the city. These provisions would relate to the properties within this area that are not within a subdivision or master planned development and outside of the McDowell Sonoran Desert Preserve. Such properties cover a relatively small portion of this total area.

APPLICANT CONTACT Don Hadder
City of Scottsdale
480-312-2352

LOCATION ESL area (north of the CAP canal)

BACKGROUND **Zoning.**

When amendments to the ESLO were approved in 2004, a key provision included was a requirement that rear and side yard wall be set back at least 15 feet from the property line. A few years ago this would have been a minor inconvenience for most property owners in laying out the improvements on their lot. However, in the past 3 to 5 years there has been a substantial increase in the size of homes being built and this provision has made it difficult to wall in bedroom windows that are typically placed on the side of a house or to allow for access into the back yard.

A few months ago some of the homebuilders in north Scottsdale expressed concern about this new standard and how it was affecting the design and use of new homes. Subsequently they, along with key citizens who helped to create this standard and planning staff met and came up with the proposal contained herein.

The proposal allows for some flexibility in the placement of the home on a lot in order to offset the wall setback. It also allows for consideration of a minor modification to this new standard. The object is to allow the house placement to move in a manner that allows for the security and access that homeowners in this area typically look for while still maintaining the openness between walls on adjacent properties. This flexibility will be tied to the goals and intent of the ESLO and it will be important to have environmental features on the property that help to justify such flexibility.

General Plan.

This proposal does not affect the General Plan goals or policies. It also does not counter any of the design guidelines in the Desert Foothills or Dynamite Foothills Character Area Plans.

APPLICANT'S PROPOSAL

Goal/Purpose of Request.

The goal of this request is to provide balance in the requirement of a key provision of the ESLO.

Key Issues.

- This proposal creates new review steps in processes already established by the Planning and Development Services Department.
- This proposal will create another level of local property owner notification of pending development proposals.
- This proposal will be used in conjunction with the goals and intent of the ESLO.

IMPACT ANALYSIS

Policy Implications.

The proposal will provide more flexibility in specific development standards on small numbers of parcels while at the same time provide greater opportunity to preserve key environmental features.

Community Involvement.

Both affected homebuilders and key interested citizens have been directly involved in the development of this proposal. An open house was also held and those who attended were in general support of this proposal.

Community Impact.

The impacts of this will be localized to clusters of individual parcels that request such flexibility. In some of the sensitive areas east of 116th St. this will allow more ability to protect the washes, boulders and slopes that are unique to the area.

**STAFF
RECOMMENDATION**

Recommended Approach:
Staff recommends approval.

**RESPONSIBLE
DEPT(S)**

Planning and Development Services Department
Current Planning Services

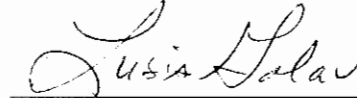
STAFF CONTACT(S)

Don Hadder
Principal Planner
480-312-2352
E-mail: dhadder@ScottsdaleAZ.gov

APPROVED BY



Don Hadder
Report Author



Lusia Galav, AICP
Current Planning Director

ATTACHMENTS

1. Draft ordinance text
2. Citizen Involvement

ESL AMENDED DEVELOPMENT STANDARDS
Draft 6-26-06
All changes shown in bold caps and strike-throughs

Sec. 6.1083 Amended development standards.

~~Amended development standards may be approved, in accordance with Section 6.1083A. or B. below, upon finding that the amended development standards are in conformance with Section 6.1011 purpose, of the environmentally sensitive lands regulation, and in order to encourage sensitivity to site conditions and to provide flexibility in site planning.~~

~~A. *Development Review Board Public Hearing process.* The Development Review Board may approve amended development standards for the underlying zoning district concurrently with the preliminary plat approval subject to the following:~~

- ~~1. Application and public hearing procedures of Section 1.900.~~
- ~~2. The existing zoning district and proposed use is for single-family dwellings.~~
- ~~3. The base density in Table B has not been exceeded.~~
- ~~4. The minimum area of the development is ten (10) gross acres.~~
- ~~5. The minimum lot sizes may be reduced by no more than twenty-five (25) percent of the minimum lot size required in the underlying zoning district.~~
- ~~6. Minimum setbacks and minimum distance between buildings of the applicable zoning district requirements may be reduced by no more than twenty-five (25) percent. In no case shall the setback of a garage or carport that opens towards the street be less than twenty (20) feet from the back of curb, or when present, the back of sidewalk. The minimum side yard or rear yard, where the side or rear yard is adjacent to designated open space tracts may be reduced to five (5) feet. Setbacks on the perimeter of the development project shall be equal to or greater than those imposed by the existing zoning on parcels within fifty (50) feet of the perimeter of the development project.~~
- ~~7. Minimum lot width may be reduced by no more than twenty-five (25) percent of the minimum lot width required in the underlying zoning district. However, if the applicant can demonstrate that a flag lot design better achieves the purposes of the ESL Overlay District, flag lots with a minimum width of twenty (20) feet may be approved.~~
- ~~8. If the underlying zoning is R1-18, R1-10, R1-7 or R1-5, one (1) of the side yard setbacks may be zero (0), provided that the dwellings are constructed as single-family detached homes. The minimum distance between buildings is five (5) feet.~~
- ~~9. The development must be served by public or private water and sanitary sewer facilities if the minimum lot sizes are less than sixty thousand (60,000) square feet.~~

- ~~10. The amended development standards are approved concurrently with the preliminary plat.~~
- ~~11. The required common open space is to be permanently maintained as natural open space as demonstrated in documents satisfactory to the City Attorney prior to the issuance of any permits.~~
- ~~12. Demonstrate compliance with the design criteria stated in Section 6.205 for planned residential development.~~
- ~~13. Any modified standards for the development shall be recorded on the final plat.~~
- ~~14. The applicant shall demonstrate to the satisfaction of the Development Review Board that the modifications better achieve the purposes of ESL in Section 6.1010 than the existing standards.~~

~~B. *City Council Public Hearing Process.* The City Council may approve amended development standards for the underlying zoning district which exceed the limitations in Section 6.1083A, pursuant to the following:~~

- ~~1. Application and public hearing procedures of Section 1.600 and 1.700.~~
- ~~2. In reviewing such applications, the City Council shall compare the requested intensity and use to the environmental conditions and to the General Plan to determine the appropriateness of the amended development standards.~~
- ~~3. The applicant shall demonstrate that the stated modifications better achieve the purposes of ESL regulations in Section 6.1011 than the existing zoning.~~

A. TO ENCOURAGE SENSITIVITY TO SITE CONDITIONS AND PROVIDE FLEXIBILITY IN SITE PLANNING, DEVELOPMENT STANDARDS MAY BE AMENDED UPON FINDING THAT THE AMENDED DEVELOPMENT STANDARDS ACHIEVE THE PURPOSES OF THE ENVIRONMENTALLY SENSITIVE LANDS ORDINANCE IN SECTION 6.1011 BETTER THAN THE EXISTING DEVELOPMENT STANDARDS.

B. THE DEVELOPMENT REVIEW BOARD MAY APPROVE AMENDED DEVELOPMENT STANDARDS FOR:

- 1. A SUBDIVISION, CONCURRENT WITH A PRELIMINARY PLAT APPROVAL;**
- 2. A LAND DIVISION, CONCURRENT WITH A BUILDING SITE PLAN;**
- 3. ANY LOT NOT ESTABLISHED THROUGH A RECORDED PLAT, CONCURRENT WITH A BUILDING SITE PLAN; AND**
- 4. ANY LOT ESTABLISHED THROUGH A RECORDED PLAT BEFORE APPLICATION OF THE ESL OVERLAY DISTRICT, CONCURRENT WITH A BUILDING SITE PLAN.**

C. THE DEVELOPMENT REVIEW BOARD DELEGATES ITS AUTHORITY TO APPROVE AMENDED DEVELOPMENT STANDARDS FOR ALL APPLICATIONS OTHER THAN SUBDIVISIONS TO THE PLANNING AND ZONING GENERAL MANAGER AND THE DEPUTY CITY MANAGER, OR DESIGNEES. THE PLANNING AND ZONING GENERAL MANAGER AND THE DEPUTY CITY MANAGER SHALL BOTH SIGN THE BUILDING SITE PLAN, IF APPROVED. THE DEVELOPMENT REVIEW BOARD SHALL HEAR ANY APPEAL OF THE DECISION BY THE PLANNING AND ZONING GENERAL MANAGER AND DEPUTY CITY MANAGER.

D. ALL APPLICATIONS FOR AMENDED DEVELOPMENT STANDARDS:

- 1. ARE SUBJECT TO THE APPLICATION AND PUBLIC HEARING REQUIREMENTS OF SECTION 1.900;**
- 2. ARE FOR EXISTING ZONING DISTRICTS AND SINGLE-FAMILY DWELLINGS ONLY; AND**
- 3. SHALL COMPLY WITH TABLE B, BASE INTENSITY BY ZONING CATEGORY, IN SECTION 6.1081.**

E. THE DEVELOPMENT REVIEW BOARD, OR THE PLANNING AND ZONING GENERAL MANAGER AND DEPUTY CITY MANAGER, AS APPLICABLE, MAY APPROVE AMENDED DEVELOPMENT STANDARDS IN CONFORMANCE WITH THE FOLLOWING LIMITATIONS:

- 1. IN A SUBDIVISION OR LAND DIVISION, THE MINIMUM LOT AREA MAY BE REDUCED UP TO TWENTY-FIVE PERCENT (25%).**
- 2. FOR LOTS NOT IN A SUBDIVISION OR LAND DIVISION, THE MINIMUM LOT AREA OF THE UNDERLYING ZONING DISTRICT SHALL NOT BE REDUCED.**
- 3. MINIMUM SETBACKS AND MINIMUM BUILDING SEPARATIONS MAY BE REDUCED UP TO TWENTY-FIVE PERCENT (25%).**
- 4. THE MINIMUM SETBACK OF A GARAGE OR CARPORT THAT OPENS TOWARDS THE STREET SHALL BE TWENTY (20) FEET FROM THE BACK OF CURB, OR BACK OF SIDEWALK, WHEN PRESENT.**
- 5. THE MINIMUM SIDE YARD OR REAR YARD, WHERE THE SIDE YARD OR REAR YARD IS ADJACENT TO A DESIGNATED OPEN SPACE TRACT, MAY BE REDUCED TO FIVE (5) FEET.**
- 6. SETBACKS ON THE PERIMETER OF A SUBDIVISION OR LAND DIVISION SHALL BE EQUAL TO OR GREATER THAN THE**

SETBACKS OF THE UNDERLYING ZONING ON ADJACENT PARCELS.

7. THE MINIMUM PERIMETER WALL SETBACK REQUIRED IN SECTION 6.1071.A,3.D. MAY BE REDUCED TO TEN (10) FEET.

8. MINIMUM LOT WIDTH MAY BE REDUCED UP TO TWENTY-FIVE PERCENT (25%). HOWEVER, IF THE APPLICANT DEMONSTRATES THAT A FLAG LOT DESIGN BETTER ACHIEVES THE PURPOSES OF THE ESL OVERLAY DISTRICT, FLAG LOTS MAY HAVE A TWENTY (20) FEET MINIMUM LOT WIDTH.

9. IF THE UNDERLYING ZONING IS R1-18, R1-10, R1-7 OR R1-5, ONE (1) OF THE SIDE YARD SETBACKS MAY BE ZERO (0), IF THE DWELLINGS ARE SINGLE-FAMILY DETACHED HOMES. THE MINIMUM BUILDING SEPARATION SHALL BE FIVE (5) FEET.

10. THE SUBDIVISION OR LAND DIVISION SHALL BE SERVED BY PUBLIC OR PRIVATE WATER AND SANITARY SEWER FACILITIES IF THE MINIMUM LOT SIZES ARE LESS THAN SIXTY THOUSAND (60,000) SQUARE FEET.

11. BEFORE ANY PERMIT IS ISSUED, THE REQUIRED COMMON OPEN SPACE SHALL BE PERMANENTLY MAINTAINED AS NATURAL OPEN SPACE IN DOCUMENTS SATISFACTORY TO THE CITY ATTORNEY.

12. PLANNED RESIDENTIAL DEVELOPMENT SHALL CONFORM TO THE DESIGN CRITERIA IN SECTION 6.205.

13. THE AMENDED DEVELOPMENT STANDARDS SHALL BE RECORDED ON THE FINAL PLAT OR OTHER APPLICABLE FINAL RECORDED DOCUMENT. WITHIN FIVE (5) DAYS OF RECORDATION, THE APPLICANT SHALL SUBMIT A COPY OF THE RECORDED DOCUMENT TO THE CITY.

Sec. 6.1090. ESL submittal requirements.

Sec. 6.1091. All applications.

A. In addition to any other information required by the Scottsdale Zoning Ordinance (Ordinance No. 455, as amended) and the Scottsdale Revised Code, applications for development approval under ESL shall include the following:

1. *Base submittal requirements for all projects:*
 - a. Location and size of project boundaries, including any phasing plans.
 - b. Project description.

- c. A.L.T.A. survey.
 - d. Site development plan showing all existing and proposed construction, including density calculations.
 - e. Aerial map.
 - f. Site plan superimposed on the aerial map.
 - g. Topography map (two (2) foot contours intervals).
 - h. Slope analysis superimposed on the topography map with NAOS calculation table.
 - i. NAOS analysis site plan, including proposed civil improvements and proposed construction envelope concept plan.
 - j. Environmental features map, including applicable landforms, protected peaks and ridges, unstable slopes, boulder features, watercourses, vegetation and wildlife habitats, viewsheds, and manmade or fire scarring.
 - k. Native plant submittal and revegetation plan and program, including transplanting and/or reseeding methods and the list of plants and density of application.
 - l. Geotechnical report for sites with shallow bedrock and/or boulders.
 - m. Drainage and grading report and plan.
 - n. Archaeology data, reports, and/or plans as required by Chapter 46 of the City Code.
2. *Additional submittal requirements for master planned projects:*
- a. Master environmental design concept plan.
 - b. Phasing plan.
 - c. Circulation plan.
 - d. Water and wastewater plan.
3. *Additional submittal requirements for preliminary plat and development review board submittals:*
- a. Master environmental design concept plan.
 - b. Cuts and fills site plan.
 - c. Amended development standard justification report.
 - d. Vista/scenic corridors, including cross section details.

- e. Public trail plan.
 - f. Landscaping plan.
 - g. Color and material samples.
 - h. Wall plans.
 - i. Boulders that exceed six (6) feet in width and six (6) feet in height.
 - j. If proposing modification per Section 6.1070.G.1.I., the delineation of natural watercourses of fifty (50) cfs or greater flow in a 100-year event.
4. *Additional submittal requirements for single family residential permits:*
- a. Boulders that exceed six (6) feet in width and six (6) feet in height;
 - b. If proposing modification per section 6.1070.G.1.I., the delineation of natural watercourses of 50 cfs or greater flow in a 100-year event.
5. ~~Modified submittal requirements. The City Manager or designee may require additional information to identify or analyze specific environmental conditions, or may waive submittal requirements determined unnecessary for appropriate review of the project.~~ **ADDITIONAL SUBMITTAL REQUIREMENTS FOR LAND DIVISIONS.**

A. THE FOLLOWING INFORMATION SHALL BE SHOWN ON THE BUILDING SITE PLAN:

- (1) THE LOCATION OF ALL YARDS AS REQUIRED BY THE UNDERLYING ZONING DISTRICT.**
- (2) THE LOCATION OF ALL SETBACKS FOR WALLS AND FENCES AS REQUIRED IN SECTION 6.1071.A.3.D, THE UNDERLYING ZONING DISTRICT, AND THE FOOTHILLS OVERLAY DISTRICT, IF APPLICABLE.**
- (3) THE LOCATION OF ALL PROPOSED DRAINAGE EASEMENTS.**
- (4) THE SETBACKS AND MINIMUM BUILDING SEPARATIONS FOR ADJACENT LOTS AND THE LOCATION OF ANY EXISTING IMPROVEMENTS WITHIN FORTY (40) FEET OF THE PERIMETER OF THE LAND DIVISION.**
- (5) THE LOCATION OF ANY BOULDER FEATURES, ROCK OUTCROPPINGS AND AREAS WITH LAND SLOPES EXCEEDING TWENTY-FIVE PERCENT (25%).**

B. VERIFICATION OF NOTICE TO ALL OWNERS OF LAND WITHIN FIFTY (50) FEET OF THE PERIMETER OF THE LAND DIVISION, INCLUDING DETAILS OF THE NOTIFICATION METHOD AND THE RESPONSE OF THE OWNERS NOTIFIED.

6. ADDITIONAL SUBMITTAL REQUIREMENT FOR LOTS NOT IN A SUBDIVISION OR LAND DIVISION. A COMPLETE SITE PLAN FOR THE MAIN DWELLING AND ALL OTHER PROPOSED IMPROVEMENTS TO THE LOT.

7. *MODIFIED SUBMITTAL REQUIREMENTS.* THE CITY MANAGER OR DESIGNEE MAY REQUIRE ADDITIONAL INFORMATION TO IDENTIFY OR ANALYZE SPECIFIC ENVIRONMENTAL CONDITIONS, OR MAY WAIVE SUBMITTAL REQUIREMENTS DETERMINED UNNECESSARY FOR APPROPRIATE REVIEW OF THE PROJECT.

Citizen Review Plan: Spacing Requirement between private and charter schools in large lot residential districts and Proposed amendment to ESL related to the side yard setback for walls on individual lots

1. **Which residents, property owners, homeowners associations, interested parties, political jurisdictions and public agencies may be affected by the application:**

Residential property owners and the development community may also be impacted as well as local realtors.

2. **How those potentially affected by an application will be notified that an application has been made:**

- Inclusion in Development Update and Downtown Update -- electronic bulletin distribution that reaches 4,541 subscribers
- Community Input Meeting on Thursday, January 26 and at the City's Water Campus, 8787 E. Hualapai
- Additional Community Input Meetings on June 19 at the Community Design Studio and June 21 at the City's Water Campus, 8787 E. Hualapai
- Display Ads for input meetings (*Tribune* on Jan. 24, Jan. 25, Jan. 26 and June 14)
- Sent postcards on June input meetings to HOAs in the ESL area
- Fact sheet on Projects website and on Open House web page
- Media briefings with *Tribune* and *Scottsdale Republic* reporters

3. **How those potentially affected by an application will be informed of the substance of the proposed application:**

- Fact sheet on city website
- Development Update and Downtown Update
- Community Development Contacts Fax list
- E-mail notice to key stakeholders

4. **How those potentially affected by an application will be given an opportunity to discuss the application with the applicant and express their issues or concerns prior to the first public meeting:**

- Jan. 26 -- citizen review opportunity/meeting; distribution of draft text
- E-mail or phone to project coordinator (Randy Grant and Don Hadder)

5. **The applicants schedule (city as applicant) for completing the citizen review process:**

- January -- media updates; development update; e-mail distribution to development community contacts
- January 26, 2006 -- Community Input Open House
- January 2006 -- finalize draft text
- February 22 -- Planning Commission review of proposed text amendment

6. **The method(s) by which the applicant will keep the City staff informed on the status of the citizen participation efforts.**

Not applicable, city initiated text amendments.

Scottsdale Water Campus, 8787 E. Hualapai

Name	Mailing address	City and Zip Code	E-Mail	Phone (optional)
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Nancy Christman	6880 E. Nightingale Star Cir, Scotts	85262	
LYNNE LAGAROE	3101 N. CENTRAL STREET, PHX	85012	602-265-0094
John Long	8920 E. Shaver Dr. Scotts	85266	602-995-0632
David Peterson	827 Roma Valley Dr Ft Collins, CO	80525	
Bob + Inge	110040 E. Happy Valley Rd. #451, Scotts	85255	480585446
Copper Phillips	7451 E. Via Dona Rd Scottsdale, AZ	85262	copperphillips@cox.net 480-585-3112
Marilyn Andrews	28612 N. Church Rd, Scottsdale, AZ	85255	480-473-7387

Community Open House - January 26, 2006
Proposed Amendments to Scottsdale's Zoning Ordinance
Comment Sheet

Your Name: Nancy Christman E-mail: _____
Address: 6880 E. Nightingale Star Circle
City, State, Zip Code: Scottsdale, AZ 85262
Phone Number (optional): _____

Please submit your comment card to a city staff member.

As long as the written consent of all neighbors that
are impacted is mandatory, I think this is a
viable solution to each unique situation.



Seeking Community Input

ON PROPOSED REVISIONS TO THE CITY OF SCOTTSDALE ZONING ORDINANCE

The city of Scottsdale is hosting two open houses on June 19 and June 21 to provide information and solicit input on several proposed changes to the city's Zoning Ordinance (the same information will be provided at both meetings):

Monday, June 19, 2006

5:30 to 7 p.m., Community Design Studio, 7506 E. Indian School Rd.

Wednesday, June 21, 2006

5:30 to 7 p.m., Scottsdale Water Campus, 8787 E. Hualapai

You are cordially invited to learn more about six proposed zoning ordinance amendments that relate to a variety of issues including minor modifications to the Environmentally Sensitive Lands Ordinance (ESL) -- the zoning overlay that regulates the northern 2/3rds of Scottsdale; proposed regulations related to spacing between private and charter schools in large lot residential districts; prohibiting aircraft in residential districts; and considerations for restrictions on non-residential uses in residential districts.

- Private/Charter school spacing in large lot residential districts (1-TA-2006);
- Side Yard setbacks for properties zoned ESL (2-TA-2006);
- Prohibition of aircraft in residential districts (4-TA-2006);
- Restrictions on non-residential uses in residential districts (5-TA-2006);
- Minor amendments to the ESL ordinance (6-TA-2006); and
- Zoning ordinance definitions clarification (7-TA-2006)

The Planning Commission will review these proposed amendments at a future public hearing and then their recommendation will be forwarded to the City Council. City Council review will occur in the fall of 2006.

City representatives will be available to provide information and respond to questions. Project fact sheets for the proposed text amendments are available on the city's web site at: <http://www.scottsdaleaz.gov/projects/OpenHouse/2006/June/06-19-06.asp>

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Please Sign In

Zoning Ordinance Amendments Open House
Monday June 19, 2006
Community Design Studio, 7506 E. Indian School Rd.

PLEASE SIGN IN LEGIBLY – AND IF AVAILABLE, PLEASE INCLUDE YOUR E-MAIL – We will include your address on future communications related to this topic.

Name	Mailing Address	City and Zip Code	E-Mail	Phone (optional)
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W.E. Shepherd	8939 N. 84 th Way	Scottsdale 85258		
Deanna Patnole	11529 N. 120 th St.	Scottsdale 85259		
Nancy Irwin	11515 N. 91st St #264	Scottsdale 85260		
Elaine Dawson	8145 E. Osborn Rd	Scottsdale 85251		
DAVE ZEARING	8219 E. Malcoms Dr	Scottsdale 85250		
Earlene Miller	3309 N 47th Pl	Phx AZ 85018	cookinmill@cox.net	
Ronald Miller	3309 N 47th Pl.	Phx AZ 85018		
Janet Leopold	11198 E. Laurel Ln	Scottsdale 85259	janet-leopold@cox.net	
Gary Geisler	5511 E. Calle Redondo	Phx, AZ 85018		
Dan Harker	15550 N. FLW Blvd #1029	Scottsdale AZ 85266		
BILL ZILAR	4130 E. INDIANOLA AVE	PEL 85018		

Please Sign In

Zoning Ordinance Amendments Open House

Monday June 19, 2006

Community Design Studio, 7506 E. Indian School Rd.

PLEASE SIGN IN LEGIBLY - AND IF AVAILABLE, PLEASE INCLUDE YOUR E-MAIL - We will include your address on future communications related to this topic.

Name	Mailing Address	City and Zip Code	E-Mail	Phone (optional)
Alicia Lillard	9450 E Becker Ln #1053A	Scottsdale 85260	alicia.lillard@chad.edu	
Marlene C. Petersen, Sarah & Emily			Susan@SusanWheeler.com	
Susan Wheeler	9616 E Kahl Dr	Scottsdale 85260		
LYNNE LAGARDE	3101 N. CENTRAL ST #1000	PHX 25016		602-265-0094
James L. Munier	4719 N 69 th St	Scottsdale AZ 85251		480-945-1600
Ruth C. Munier	4719 N 69 th St.	Scottsdale AZ 85251		480-945-1600
PATRICIA Badonech	5027 N 71 st Pl	SCOTT AZ 85253		480 949-9549
Drick White	10815 N. 84 th St. 85260		480-510-8077
Kevin Beaman	8620 E Pecos Lane	SCOTT AZ 85250		unlisted
Cheryl Jensen	5127 N Grant Reef	Scottsdale 85257	tljinc@msn.com	
Donna Lukemann	8521 E M-Dowell Rd #155	SCOTTSDALE 85257	cllukemann@me.com	
Jennifer Goughan	9759 E. Palm Ridge Dr.	Scottsdale 85260	jcl964red@cox.net	
Robert Browner	3243 N. 68 th Pl	Scottsdale 85261		
Rosa Muskell	2400 N 71 st St #2400-L	Scottsdale 85257		

**Zoning Ordinance Amendments Open House
Monday June 19, 2006
Community Design Studio, 7506 E. Indian School Rd.**

Monday June 19, 2006

Community Design Studio, 7506 E. Indian School Rd.

PLEASE SIGN IN LEGIBLY – AND IF AVAILABLE, PLEASE INCLUDE YOUR E-MAIL – We will include your address on future communications related to this topic.

Darla Holms 3219 N 82nd Pl Sc. Az 85251 rholmsid@cox.net
Jim Schubert 5637 E. Beverly Schattschle JimSchubert@cox.net
Kevin Biesty 7360 E Palm Lane
Mike Hanns 8530 E. Winslow Ave. Sc. Az. 85257

Please Sign In

Zoning Ordinance Update

Wed. Thursday, June 21, 2006, 5:30 to 7 p.m.
Scottsdale Water Campus, 8787 E. Hualapai

PLEASE SIGN IN LEGIBLY – AND IF AVAILABLE, PLEASE INCLUDE YOUR E-MAIL – We will include your address on future communications related to this topic.

Name	Mailing Address	City and Zip Code	E-Mail	Phone (optional)
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DAWN BLOKAW	9909E Paradise Dr	85260		
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LORIN CUNNINGHAM	110706 Almont Dr. FH,	85268	bcbg-0148@yahoo.com	
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TERRY SCHEITZEL	756 W. TUMBLEWEED DR., GILBERT,	85233	pastor@scog.us	
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ROBERT & ROSE SAMPLER	29334 N. 108th Pl Scotts	85262	robertsampler@cox.net	
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MARCIA KIFUR	9201 E. Happy Valley Rd Scottsdale	85255		
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TERRY CRIST	10749 N. 121st Pl. SCOTTSDALE AZ	85259		
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Paula Lester	9985 E. Cactus Rd Scottsdale	85260		480-748-1788
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Mary Landry	5400 E. Via Los Caballos	85253		(480) 443-8195
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Linda Whitehead	9681 E. Chuckwagon Ln	85262		480 488-7093
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Kathleen Repp	8325 E. Plaza Ave	Scottsdale, 85250		480-947-8680
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Rockne Repp	8325 E. Plaza Ave.	Scottsdale, 85250		480-947-8680
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Please Sign In

Zoning Ordinance Update

Thursday, June 21, 2006, 5:30 to 7 p.m.

Scottsdale Water Campus, 8787 E. Hualapai

PLEASE SIGN IN LEGIBLY – AND IF AVAILABLE, PLEASE INCLUDE YOUR E-MAIL – We will include your address on future communications related to this topic.

Name	Mailing Address	City and Zip Code	E-Mail	Phone (optional)
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Joel Cunningham	16706 Almont Dr. Apt. 1	Fountain Hills, 85268	roller_03@hotmail.com	
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William J McLaughlin	10480 E. Clinton St	Scottsdale AZ, 85259	jay@qualityhealthinsurances.com	
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Curt Johnson	826 E Las Palmas	Scottsdale 85262		
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Mark Einersen	7500 E. Deer Valley Rd ¹⁶⁵	Scottsdale, 85255	mark@desertvista.org	
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Terry Crist III	10749 N. 121st Pl.	Scottsdale 85259	terrycrist3@aol.com	
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John Lester	9985 E. Camelback Rd	Scottsdale 85260	480-748-1780	
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COOPER DOWNS	11620 E. SAHUARO DR #2041	SCOTTDALE 85259	(980) 263-1999	
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Scottsdale Water Campus, 8787 E. Hualapai

Name	Mailing Address	City and Zip Code	E-Mail	Phone (optional)
AARON GREEN	11183 N. 107 th Way	SCOTTSDALE	AJ GREEN@Qwest.NET	480-767-3473
WDEE GREEN	11183 N. 107 th Way	SCOTTSDALE	AJ GREEN@QWEST.NET	480-767 3473
JOSE Hernandez	11822 N. SUNDOWN DR	" "	Josehernandez@aol.com	
Arlene Hernandez	" "	" "	" "	
Wayne Tarter	9973 E. Camino del Santo	"	vocalize78@a.yahoo.com	
John Kissinger	21710 N 78 th Street	Scottsdale, AZ	85255 kissinger@cox.net	

Please Sign In

Zoning Ordinance Update

Thursday, June 21, 2006, 5:30 to 7 p.m.

Scottsdale Water Campus, 8787 E. Hualapai

PLEASE SIGN IN LEGIBLY – AND IF AVAILABLE, PLEASE INCLUDE YOUR E-MAIL – We will include your address on future communications related to this topic.

Name	Mailing Address	City and Zip Code	E-Mail	Phone (optional)
Jillan Whelan	9340 E REDFIELD RD	SCOTTSDALE 85262	JILLAN.ELIZABETH@YAHOO.COM	
Susan Wheeler	9616 E Kahl Rd	SCOTT 85260	SUSAN@SUSANWHEELER.COM	
Donis STUTZMAN	10401 E Star of the Desert	85255		480-538-5155
WAYNE STUTZMAN	10401 E. Star of the Desert	85255		480-538-5155
PHILLIP WARING	7011 E. LONE MOUNT RD.	85262		480 5020707
Yvonne Ball	8418 E. Mt Spring Rd.	85255		480 473-4886
Heather Hacker	15550 W FLW #1029	85260		
Tim + Bob Vairo	10040 E. Happy Valley Rd.	# 451		480 585 4463

Scottsdale Water Campus, 8787 E. Hualapai

Theresa N. Johnson	8538 E. Berridge Ln.	Scottsdale 85250	JOHNSONTATI@AOL.COM	480-922-3797
DAVID FRIEND	36061 N 85th PL	SCOTTSDALE 85262	PASTORS OFFICE@SCOTTSDALE.FIRST.COM	480-367-8182
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Roxanne Hawbaker	8825 E. Sharn Dr.	Scottsdale 85260	jroxielh@hotmail.com	480-657-0768
Judy B. Weyman	9730 E. Adobe	Scottsdale 85255	JudyBWeyman@cox.net	480-563-1954
Alexander Chawen	15160 N. Hayden Rd.	Scottsdale 85260	Alexander.Chawen@remix.net	480-677-0763

COMMENT CARD

Zoning Ordinance Amendments Open House
Monday June 19, 2006
Community Design Studio, 7506 E. Indian School Rd.

Please reference specific text amendment that input is related to, i.e. 1-TA-2006 or by topic

2 TA-2006 & 6 TA-2006

These are BOTH good text
amendments

Name: Susan Wheeler Address: 9616 E Kaleb Dr E:mail: SUSANWheeler
SCOTT 85260 com